

**Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, SEPTEMBER 18, 2006
COMMUNITY CENTER
305 CENTER STREET WEST**

MSC- Motion, Second and Carried.

Chairman Beach called the meeting to order at 7:00PM .

Commissioners Present: Beach, Lind, Valentine, Schaub, Pruitt. Frink was absent.

Town Staff Present: Mayor Smallwood, Nick Bond and Karen Bennett.

Approval of agenda: MSC with corrections

Approval of minutes: MSC September 5, 2006 with corrections.

Communications and Announcements:

From Commissioners, Town Officials, other government bodies:

Beach town council passed the comprehensive plan amendments. Town council continued the sewer tank issue until it is determined whether the sewer line is actually going to go in or not.

From the Public: There was none.

MSC that the planning commission have a special meeting on September 26, 2006 at 7:00 pm for the sole purpose of dealing with the Sign Ordinance.

Nick Bond did research on the findings of Dr. Cossalman. Dr. Cossalman is correct that Ordinance 83.2 which annexed the property, established the zoning and that zoning was upheld again when they did the rezone in 1994 and the zoning for that property had been SF1.

Amy Ames of 490 Prospect Street West, Eatonville.

Read a letter into the record from the Cossalman's.

MSC to recommend to the Town Council that they approve by ordinance the map of September 13, 2006 as the official zoning map of the Town of Eatonville.

Public Hearings:

Board of Adjustment Hearing was opened – Subdivision of Baker Plat – 817 Eatonville Hwy West.

Bond described the subdivision of Baker Plat at 817 Eatonville Hwy West.

Beach swore in applicant, Manny Baker and Mr. Bond for testimony.

Commissioners Lind, Valentine and Schaub have visited the site.

Bond introduced the planning commission findings of facts, conclusions and recommendation regarding the subdivision of Baker Plat at 817 Eatonville Hwy West. The town planner recommends that Manny Baker's application for preliminary approval of the 8-lot subdivision be approved by the planning commission and forwarded to the Town Council for consideration and approval subject to conditions submitted into the record.

Manny Baker of 390 4th Avenue SE, Eatonville.

Stated that Mr. Bonds proposal were detailed and they look forward to working here in the City of Eatonville.

MSC to close public hearing.

MSC to accept the findings of facts, conclusions and recommendation of the staff.

Pruitt questioned Mr. Bond on applicants Environmental Checklist.

Bond addressed all questions from Pruitt.

MSC to accept the findings, conclusions and recommendations of the staff report.

Public Comments:

Mayor Smallwood thanked Mr. Bond for a good job on the zoning map. Also thanked the citizens that gave input for the zoning map. Noted that Hamner Springs is paying the town park fees for every building permit. Mentioned that within the next year he hopes to see design standards.

Commissioner Comments:

Pruitt expressed thanks to Mr. Beach for bringing in Chip Vincent, Senior Planner for Pierce County for the study session.

Beach stated that he will be absent from the October 2, 2006 meeting.

Lind commented on walking trails to be able to go through subdivisions.

Bond stated at this time we do not have a parks plan that identifies where the trails are suppose to be but we do know that is the most likely way to get a trail from the Hamilton

property to the school and to Lynch Creek Road and out the north end of town. We are going to make this a condition under the CEPA approval that those sidewalks are extra wide to accommodate trail traffic in addition to regular pedestrian traffic. It will be addressed in the Hamilton PUD. Also mentioned that the town has applied for a grant from the National Park Service that will provide man power to create a preliminary trails plan of destinations and potential property acquisitions and where these trails should be located.

MSC to Adjourn at 8:38 PM

PC Chairman, Philip Beach

PC Recorder, Karen T. Bennett

PC Secretary, Bob Schaub